

STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OF STATE LAND  
LOCATED IN ELMORE COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until August 14, 2008 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

Five parcels of land in Elmore County, Alabama, being more commonly known as portions of the DRAPER PRISON FACILITY, which parcels are more particularly described as follows:

Parcel 1: A parcel of land located in Township 18 North, Range 17 East, the S/2 of the SW/4 of Section 4; that portion of the NW/4 of the SE/4 of Section 4 lying West of the ROW of County Road 3; that portion of the N/2 of the SW/4 of Section 4 lying West of the ROW of County Road 3; that portion of the NW/4 of Section 4 lying West of the ROW of County Road 3; and the SE/4 of the SE/4 of Section 5, containing 328.9 acres, more or less. The minimum bid for this property is \$2,506,000.

Parcel 2: A parcel of land located in Township 18 North, Range 17 East, that portion of the N/2 of Section 4 lying East of the ROW of County Road 3; that portion of the S/2 of Section 4 lying East of the ROW of County Road 3 and North of the ROW of Marion Spillway Road; and a parcel of land located in Township 19 North, Range 17 East, that portion of the SE/4 of Section 33 being more particularly described as follows:

Beginning at the SE Corner of Section 33, (also the Point of Beginning), proceed northwesterly a distance of 3,734 feet, more or less, to the NW corner of the SE/4 of Section 33, T19N, R17E, thence proceed South along the West boundary of the SE/4 of said Section approximately 2,640 feet, more or less, to the SW corner of the SE/4 of Section 33, thence proceed East approximately 2,640 feet, more or less along the South section line of Section 33 to the Point of Beginning, containing 333.5 acres, more or less.

The minimum bid for this property is \$2,368,000.

Parcel 3: A parcel of land located in Township 18 North, Range 17 East, that portion of Section 3 lying North of the ROW of Marion Spillway Road and West of a diagonal line running from the SE corner of Section 3 to the NW corner of Section 3, containing 191.9 acres, more or less. The minimum bid for this property is \$883,000.

**Parcel 4:** A parcel of land located in Township 19 North, Range 17 East, the S/2 of the NW/4 of the SW/4 of Section 27; and the NE/4 of the SW/4 of Section 27, less and except the existing ROW for State Highway 143, containing 56 acres, more or less. The minimum bid for this property is \$454,000.

**Parcel 5:** A parcel of land located in Township 18 North, Range 17 East, that portion of the NW/4 of Section 1, being more particularly described as follows:

Beginning at an iron pin located on the western ROW line of County Road 23 and adjacent to the NE corner of the NW/4 of the SW/4; proceed westerly along the Southern boundary line of the NW/4 of Section 1 for a distance of 1,239 feet, more or less, to the West boundary line of said section; thence proceed North along said section line 660 feet; thence proceed north 90° East a distance of 1,600 feet, more or less, to the Western ROW line of County Road 23; thence proceed southwesterly, along said Western ROW line of County Road 23 a distance of 1,150 feet, more or less to the point of the beginning; containing 24 acres, more or less.

The minimum bid for this property is \$182,000.

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and minerals rights; and
- 2) All other reservations and restrictions of records.

The MINIMUM BID for each of the parcels is listed above.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$36,000 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

Bids may be submitted for individual parcels or a combination of parcels. All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR DRAPER PRISON FACILITY TRACT, PARCEL NO(S). \_\_\_\_\_, ELMORE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL AUGUST 14, 2008 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

**NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.**

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher sale with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected before August 14, 2008 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

7/10/08  
DATE

  
James H. Griggs  
State Lands Director